



Beth Knight
9/18/2015

RESIDENTIAL BOARD OF ADJUSTMENT DECISIONS

Wednesday, September 16, 2015

1:30 PM

**1000 Throckmorton
City Council Chamber
2nd Floor – City Hall**

Fort Worth, Texas 76102

For More Docket Information Visit:

<http://fortworthtexas.gov/planninganddevelopment/boards>

BOARD MEMBERS:

J.R. Martinez	<u>P</u>
Tony Perez	<u>P</u>
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Joey Dixon	<u>P</u>
De De Smith	<u>P</u>
Philip Vaden	<u>P</u>
Wade Chappell, Vice Chair	<u>A</u>
Steve Epstein	<u>P</u>
Darien George, Chair	<u>P</u>

I. 12:30 P.M. LUNCH/WORK SESSION Pre-Council Chamber

A. Review of Cases on Today's Agenda

II. 1:30 P.M. PUBLIC HEARING Council Chamber

A. Approval of Minutes of August 19, 2015 Hearing (7-0-1)

B. Translation Case – Reconsideration Vote Item



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1. BAR-15-109

Manuel Salazar
6029 Sidewinder Trail

- a. Request a **SPECIAL EXCEPTION** in an "A-7.5" One-Family District to permit the continued use of a carport in a front yard where none is allowed.

MOTION TO RECONSIDER AGENDA ITEM (8 - 0)

FAILED FOR LACK OF SEVEN AFFIRMATIVE VOTES (0 - 8)

C. Translation Cases – New Cases

2. BAR-15-128

Jorge Baez
3013 Pecos Street

- a. Request a **SPECIAL EXCEPTION** in an "A-5" One-Family District to permit the continued use of 5-foot front yard open design fence.
- b. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of a front yard open design fence to be 5 feet 6 inches in height, excessive by 6 inches.
- c. Request a **VARIANCE** in an "A-5" One Family District to permit the continued use of a carport with a 1 foot 10 inch side yard setback where a 5-foot side yard setback is required, deficient by 3 feet 2 inches.
- d. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of a 13-foot accessory building, where 12 feet is the maximum height allowed, excessive by 1 foot.

APPROVED ITEMS "a"; "b"; and "d" (8 - 0)

FAILED FOR LACK OF SEVEN AFFIRMATIVE VOTES ITEM "c" (6 - 2)

3. BAR-15-133

Ruben Rico
3115 NW 26th Street

- a. Request a **SPECIAL EXCEPTION** in an "A-5" One-Family District to permit the continued use of 5-foot front yard open design fence.
- b. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of a front yard open design fence to be 5 feet 8 inches in height, excessive by 8 inches.
- c. Request a **VARIANCE** in an "A-5" One Family District to permit the continued use of a carport with a 1 foot side yard setback where a 5-foot side yard setback is required, deficient by 4 feet.

APPROVED ITEMS "a" and "b" (8 - 0)

FAILED FOR LACK OF SEVEN AFFIRMATIVE VOTES ITEM "c" (2 - 6)

D. Continued Cases - None



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E. New Cases

4. BAR-15-124

Jacob Proctor
2568 Stadium Drive

- a. Request a **VARIANCE** in an "A-5/TCU" One Family District with a TCU Residential Overlay to permit the construction of a single family residence with a 28-foot front yard setback, where a 33-foot setback is required, deficient by 5 feet.
- b. Request a **VARIANCE** in an "A-5/TCU" One Family District with a TCU Residential Overlay to permit the construction of a residence with a 5-foot side yard setback where a 10-foot side yard setback is required, deficient by 5 feet.

APPROVED ITEM "a" (8 - 0)

APPROVED ITEM "b" (7 - 1)

5. BAR-15-125

Neal Nealy III
2835 & 2837 Fitzhugh Avenue

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of accessory structures with 845 square feet combined, where 400 square feet is allowed, excessive by 445 square feet.

FAILED FOR LACK OF SEVEN AFFIRMATIVE VOTES (0 - 8)

6. BAR-15-126

Luis & Abby Pena
3720 Avenue K

- a. Request a **SPECIAL EXCEPTION** in an "A-5" One-Family District to permit the continued use of a 5-foot front yard open design fence.
- b. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of a front yard open design fence to be 6 feet in height, excessive by 1 foot.
- c. Request a **VARIANCE** in an "A-5" One Family District to permit the continued use of a carport that encroaches 5 feet into the 5-foot side yard setback.

APPROVED ITEMS "a" and "b" (8 - 0)

FAILED FOR LACK OF SEVEN AFFIRMATIVE VOTES ITEM "c" (6 - 2)

7. BAR-15-127

Jeff & Sherry Cole by Robbfield Construction
2205 Hawthorne Avenue

- a. Request a **VARIANCE** in an "A-5/TCU" One Family District with a TCU Residential Overlay to permit the construction of a garage with habitable space with a 0-foot side yard setback, where 5 feet is required, deficient by 5 feet.
- b. Request a **VARIANCE** in an "A-5/TCU" One Family District with a TCU Residential Overlay to permit the construction of a garage with habitable space with a 3-foot rear yard setback, where 5 feet is required, deficient by 2 feet.

APPROVED (8 - 0)



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8. BAR-15-129 **Linda & Chad Bradford by Seth Fowler**
2201 Warner Road

- a. Request a **VARIANCE** in an "A-5/TCU" One Family District with a TCU Residential Overlay to permit the construction of a garage and habitable space with a 3-foot 6-inch side yard setback, where 5 feet is required, deficient by 1 foot 6 inches.
- b. Request a **VARIANCE** in an "A-5/TCU" One Family District with a TCU Residential Overlay to permit the construction of a garage and habitable space with a 3-foot 6-inch rear yard setback, where 5 feet is required, deficient by 1 foot 6 inches.

APPROVED (8 - 0)

9. BAR-15-131 **DR Horton Texas, LTD by North Texas Inspections**
701 Alta Drive

- a. Request a **SPECIAL EXCEPTION** in an "A-5" One-Family District to permit the construction of a 5-foot front yard open design fence.
- b. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a front yard open design fence to be 8 feet in height, excessive by 3 feet.

CONTINUED TO THE OCTOBER 21, 2015 MEETING (8 - 0)

10. BAR-15-132 **Rizalito Pascual**
4816 Tearose Trail

- a. Request a **SPECIAL EXCEPTION** in an "A-5" One-Family District to permit the continued use of a 4-foot solid fence in a projected front yard.
- b. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of a solid fence 6 feet in height, excessive by 2 feet.

APPROVED (8 - 0)

11. BAR-15-134 **Nathan Weber**
3832 Arundel Avenue

- a. Request a **VARIANCE** in an "A-5/TCU" One Family District with a TCU Residential Overlay to permit the construction of a second garage on a single residential lot of less than ½ acre, where one garage is allowed.

APPROVED (8 - 0)

12. BAR-15-135 **Kyle Denmark**
3837 Pershing Avenue

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a detached garage with an approximate 1-foot rear yard setback, where 5 feet is required, deficient by 4 feet.
- b. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of construction of a detached garage with a 3 foot side yard setback where a 10-foot side yard setback is required, deficient by 7 feet.

APPROVED (8 - 0)



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13. BAR-15-136

Bryan Eppstein
2817 Alton Road

- a. Request an **APPEAL** of a City Official's decision that the residence at 2817 Alton Road is not a boarding house in an "A-5/TCU" One Family District with a TCU Residential Overlay.

CONTINUED TO THE OCTOBER 21, 2015 MEETING (4 - 3)

III. ADJOURNMENT:

5:15 PM

ASSISTANCE AT THE PUBLIC MEETINGS:

Fort Worth City Hall is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov at least 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

ASISTENCIA DURANTE LA REUNION PUBLICA:

El Edificio Municipal de la Ciudad de Fort Worth, City Hall, tiene acceso para silla de ruedas. Se solicita a las personas que planean asistir a esta reunión y que necesitan servicios de intérpretes o lectores/impresiones con letra grande que se comuniquen con el Coordinador de la Asociación Americana de Discapacitados (ADA) de la Ciudad, llamando al teléfono (817) 392-8552 o por correo electrónico a ADA@FortWorthTexas.gov por lo menos 48 horas antes de la reunión para que se hagan los arreglos adecuados. Si la Municipalidad no recibe una notificación por lo menos 48 horas antes de la reunión, ésta hará un intento razonable para proporcionar los servicios auxiliares necesarios.

Executive Session.

A closed Executive Session may be held with respect to any posted agenda item to enable the Commission to receive advice from legal counsel, pursuant to Texas Government Code, Section 551.071.